

<p align="center">Minutes of the Special Town Meeting November 7, 2011</p>

Moderator George Knittel opened the Special Town Meeting on Monday, November 7, 2011 at 7:17pm at the Ayer Shirley Middle School Auditorium, 1 Hospital Road. Alphee Levesque Jr. led the meeting in the Pledge of Allegiance. The Town Clerk had sworn the following people to serve as tellers: Mike Detillion, Alphee Levesque Jr., Joe Stanislaw, and James Thibault. Barbara Masiero and Judy Stanislaw checked voters into the meeting. 114 voters were present at 7:55 pm.

Gary Brackett of Town Counsel Brackett and Lucas was in attendance and seated on the stage with the Selectmen and Finance Committee.

The Town Clerk confirmed for the Moderator that the warrant had been duly posted. The Moderator asked members of the audience to obtain a copy of the warrant at the check-in area if they had not picked up a copy on their way in. He advised that the Town Meeting would be referring to information printed in warrant and sufficient copies were available for all attendees.

Article 1. Amend Appropriations for the Current Fiscal Year Operating Budget

David Swain moved that the Town vote to amend the amounts appropriated under Article 6 of the June 6, 2011 Annual Town Meeting as printed in the Warrant. Seconded by Armand Deveau.

Board of Selectmen and Finance Committee recommended favorable action.

The article as printed in the Warrant was as follows:

To see if the Town will vote to amend the amounts appropriated under Article 6 of the Warrant for the June 6, 2011 Annual Town Meeting for the specified lines and accounts of the following departmental budgets for the current Fiscal Year; said amounts to designate funding sources for the Annual Budget as amended; such amounts to be provided by taxation and by transfer from available funds, or take any other action relative thereto.

<i>Town of Shirley – FY12 Budget</i>				
Line #	Department/Account Name	FY12 Approved	Proposed Amendment	FY12 Revised Budget
122	Selectmen-Town Report	\$1,000.00	(\$1,000.00)	\$0.00
155	Computer Operations-Salary, Technology Administrator	\$53,000.00	(\$53,000.00)	\$0.00
155	Computer Operations-Computer Technician-Consulting	\$25,000.00	\$43,000.00	\$68,000.00
155	Computer Operations-Computer Operations Expense	\$45,966.00	\$5,000.00	\$50,966.00
155	Computer Operations-Equipment	\$2,000.00	\$5,000.00	\$7,000.00
159	Office Machines - Expenses	\$4,875.00	\$1,000.00	\$5,875.00
192	Public Buildings-Utilities	\$44,000.00	(\$44,000.00)	\$0.00
192	Public Buildings-Phones	\$4,700.00	(\$4,700.00)	\$0.00

192	Public Buildings-Repairs & Maintenance	\$10,000.00	(\$10,000.00)	\$0.00
192	Public Buildings-Vehicle Maintenance	\$250.00	(\$250.00)	\$0.00
192	Public Buildings-Expenses	\$25,408.00	\$58,950.00	\$84,358.00
611	Library-Salary, Appointed Position	\$42,233.00	(\$796.64)	\$41,436.36
611	Library-Wages Hourly	\$86,000.00	\$2,219.04	\$88,219.04
611	Library-Expenses	\$62,552.00	(\$1,422.40)	\$61,129.60
913	Unemployment Insurance-Expenses	\$50,000.00	(\$6,000.00)	\$44,000.00
914	Group Health/Life Insurance-Actuary Study	\$0.00	\$6,000.00	\$6,000.00

David Swain advised that the proposed amendments changed amounts within line items but did not increase the budget or taxes.

Board of Selectmen and Finance Committee recommended favorable action.

Hand Vote: Moderator declared unanimous vote in favor; Motion passed.

Article 2. Amend Appropriations for the Current Fiscal Year Curbside Solid Waste/Recycling Enterprise Fund Budget

David Swain moved that the Town vote to amend the amounts appropriated under Article 9 of the June 6, 2011 Annual Town Meeting by appropriating the additional sum of \$91,464, with said increase to be provided from \$54,464 in User Fees and from \$37,000 in Retained Earnings. Seconded by Armand Deveau.

Board of Selectmen and Finance Committee recommended favorable action.

Hand Vote: Moderator declared unanimous vote in favor; Motion passed.

Article 3. Authorize Selectmen to Negotiate Payment in Lieu of Taxes for Solar Facilities

David Swain moved that the Town vote to authorize the Board of Selectmen and Board of Assessors, under authority of Massachusetts General Laws chapter 59, section 38H, subsection b, to negotiate and enter into a payment in lieu of taxes (PILOT) agreement or agreements for property within the Town on which solar electricity power generation facilities are constructed. Seconded by Armand Deveau.

Board of Selectmen and Finance Committee recommended favorable action.

Bryan Dumont, chair of the Energy Committee, explained they were proposing to lease town-owned property off Walker Rd, often referred to as the Bartkus property, to a company that would establish a 6-megawatt solar array there.

The benefits of pursuing this arrangement would be: revenue from the lease of the land and receipt of energy credits to offset the town's energy costs. A facility could be up and running as soon as one year from the date the town enters into an Agreement.

Approval of this article would enable the owner(s) of other properties in Shirley on which solar electricity power generation facilities were to be proposed to apply for a PILOT agreement as well.

Don Miller called the question. Motion seconded.

Hand Vote on calling the question: Moderator declared 2/3 majority vote in favor; Motion passed.

David Swain re-read the motion for Article 3.

Hand Vote: Moderator declared 2/3 majority vote in favor; Motion passed.

Article 4. Adopt MGL c. 43D, Expedited Permitting

David Swain moved that the Town vote to accept the provisions of Massachusetts General Laws, chapter 43D, as amended pursuant to Section 11 of Chapter 205 of the Acts of 2006, and approve the filing of an application with the Massachusetts Interagency Permitting Authority for the designation of land off Walker Road (Assessors Parcel ID 28 A 2.12) as a Priority Development Site. Seconded by Armand Deveau.

Board of Selectmen and Finance Committee recommended favorable action.

Bryan Dumont, chair of the Government Study Committee, advised that many surrounding towns have adopted 43D. Adopting it would help the town to remain competitive in attracting new business, which is needed to help generate more revenue, one of the recommendations of the Govt. Study Committee.

Kevin Johnston of the Energy Committee advised that adopting MGL 43D is one of the requirements to earn the designation of “green community,” which the Energy Committee is working toward.

Jacquie Esielionis of the Economic Development Committee gave a general overview of the Expedited Permitting process. She advised that it is similar to how the Devens Enterprise Commission’s permitting process works. She recommended it’s acceptance since it is another tool to attract industrial and commercial development to town, which the Economic Development Committee is working on.

Bill Castro of Walker Road, a member of the Devens Enterprise Commission, expressed concerns that due diligence would not be done on applications that come under the expedited permitting process.

John Oelfke of Groton Road, also a member of the Devens Enterprise Commission, expressed support, advising that the expedited permitting process doesn’t mean that the review of the applications will not be done properly, rather it sets a deadline for the process to be completed by. It was explained to the meeting that 43D would not apply to all parcels; it would only apply to the parcels that both town meeting and the Massachusetts Interagency Permitting Authority approve to designate as Priority Development Sites.

Kevin Hayes made a motion to move the question. Motion seconded.

Hand Vote on moving the question: Moderator declared 2/3 majority vote in favor; Motion passed.

Hand Vote on Article 4: Moderator declared 2/3 majority vote in favor; Motion passed.

Article 5. Adopt Appendix 115.AA of the State Building Code, “Stretch Energy Code”

David Swain moved that the Town vote to adopt Appendix 115.AA of the Massachusetts State Building Code, 780 CMR 115.AA, entitled the “Stretch Energy Code,” as may be amended from time to time. Seconded by Armand Deveau.

The current version of the “Stretch Energy Code” will apply to all of Massachusetts as of 1/1/2013. Early acceptance of it would help qualify the town for up to \$140,000 in grants from the state to further reduce energy costs of town buildings and fleet vehicles. Greg Krantz of ICF International was invited by the Energy Committee to speak to the meeting. Mr. Krantz gave a detailed presentation about the “Stretch Energy Code.”

When the state updates the “Stretch Energy Code,” we will be obligated to go by the updated code. The only way to change this would be to vote at a town meeting to rescind the acceptance.

Board of Selectmen and Finance Committee recommended favorable action.

Hand Vote: Majority vote in favor; Motion passed.

Article 6. Authorize Contract Terms in Excess of Three Years—Solar Power Purchase Agreement and Solar Leasing Agreement

David Swain moved that the Town vote, pursuant to Massachusetts General Laws, chapter 40, section 3, and chapter 30B, section 12, to authorize contract terms in excess of three years, specifically for up to thirty (30) years, one contract for the purchase of power, and one contract for the leasing of land, for the installation of a solar energy generating facility. Seconded by Armand Deveau.

Board of Selectmen and Finance Committee recommended favorable action.

Hand Vote: Moderator declared 2/3 majority vote in favor; Motion passed.

Article 7. Authorize Contract Term in Excess of Three Years—Ball Fields Lease

David Swain moved that the Town vote, pursuant to Massachusetts General Laws, chapter 40, section 3, and chapter 30B, section 12, to authorize a contract term in excess of three years, specifically for up to ten (10) years, for the leasing of land located adjacent to the Ayer-Shirley Regional Middle School. Seconded by Armand Deveau.

Board of Selectmen and Finance Committee recommended favorable action.

The Recreational Fields Committee has proposed to lease out baseball fields near the Middle School and have met with the Economic Development Committee about it. Jacquie Esielionis, member of the Econ. Dev. Committee advised that they are not opposed the long-term lease. David Swain advised that by state law, there is a minimum acreage allocated to a school for playing fields, and the hope is to locate the baseball fields on this land. The Ayer Shirley Regional School District is interested and in favor of the idea.

The actual contract was not being voted on that night; this article would simply give the Selectmen the authority to negotiate the lease if the project gets to that point.

Hand Vote: Moderator declared 2/3 majority vote in favor; Motion passed.

Article 8. Authorize Contract Term in Excess of Three Years—Hay Fields Lease

David Swain moved that the Town vote, pursuant to Massachusetts General Laws, chapter 40, section 3, and chapter 30B, section 12, to authorize a contract term in excess of three years, specifically for up to ten (10) years, for the leasing of land located on the Longley Acres Conservation Area. Seconded by Armand Deveau.

Board of Selectmen, Finance Committee and Conservation Commission recommended favorable action.

Hand Vote: Moderator declared unanimous vote in favor; Motion passed.

Article 9. Amend Protective Zoning Bylaws—Re-zone Parcel 83-A-6.1 to Industrial

David Swain moved to table the article until after article 13. Seconded by Armand Deveau. The recommendation of the Planning Board was needed for this article, and the hope was that a member of the Board would arrive at the meeting in time.

Hand Vote on tabling the article: Moderator declared 2/3 majority vote in favor; Motion passed.

Article 10. Amend Regional School District Agreement (Assessment of Debt Service Payments)

Robert Prescott Jr. of the Ayer Shirley Regional School District Committee moved that the Town vote to amend Section VI, subsection C.1.c. of the Ayer-Shirley Regional School District Agreement, as set forth in the Warrant. Motion seconded.

[Note: Copies of the warrant were available at the Town Meeting check-in desk sufficient for each attendee to have a copy]

The article as set forth in the warrant follows:

To see if the Town will vote to replace the current Section VI, subsection C, 1, c of the Ayer-Shirley Regional School District Agreement, which pertains to the assessment of principal and interest debt service costs to the member towns, with the following, or to take any other action relative thereto:

c. Assessment of Principal and Interest Debt Service. Debt service payments (both principal and interest) which are attributable to facilities that are under the custody and control of the District, regardless of whether they are owned by the District or leased to the District, will be assessed to the member towns using one of the following approaches, the first being used for debt service payments attributable to elementary schools, and the second being used for debt service payments attributable to secondary schools:

(1) Debt service payments that are attributable to an elementary school will be assessed as follows, using the October 1 enrollment figures from the year in which the budget is developed. First, the number of students attending that school who reside in either of the member towns will be identified (this total will be referred to as “the total resident enrollment.”). The debt service payments attributable to that school will be assessed entirely to the town in which the school is located (referred to as the “host town”) so long as less than 15% of the total resident enrollment resides in the non-host town. In the event that 15% or more of the students who are enrolled in that school reside in the non-host town in the year in which the budget is developed, each member town will be assessed a percentage of the debt service payments attributable to that facility. This percentage will be the same as the percentage of students from that town who are enrolled in the facility in question bears to the total resident enrollment in that facility.

(2) Debt service payments that are attributable to the secondary schools of the District will be assessed to the member towns based upon a “foundation enrollment/total resident enrollment average.” To arrive at this average, each town’s percentage of the District’s “foundation enrollment” as defined in G.L. chapter 70, section 2 (using October 1 enrollment figures from the year in which the budget is developed) will be computed. Then each town’s percentage of the total resident enrollment (as defined in the preceding paragraph and using October 1 enrollment figures from the year in which the budget is developed) in the particular school will be computed. These two percentages for each of the towns will then be averaged. For example, if a town’s percentage of the District’s foundation enrollment were 55%, and if that same town’s percentage of the total resident enrollment in the particular school were 65%, then that town’s “foundation enrollment/ total resident enrollment average” for that school would be 60%, and, for purposes of the budget that is being developed, this town would be assessed 60% of the debt service payments attributable to that secondary school. For the FY 2013 budget, the District’s enrollment data from FY 2012 will be utilized. For the FY 2014 budget, the District’s enrollment data from FY 2012 and FY 2013 will be averaged for purposes of these calculations. That is, the foundation enrollment data from these two years will be averaged, and the total resident enrollment data from these two years will be averaged. For the FY 2015 budget, the District’s enrollment data from FY 2012, FY 2013, and FY 2014 will be averaged for purposes of these calculations. For the FY 2016 budget, the District’s enrollment data from FY 2012, FY 2013, FY 2014, and FY 2015 will be averaged for purposes of these calculations. For the FY 2017 budget, and for each year thereafter, a rolling average based on the District’s enrollment data for the five most recent years (including the year in which the budget is developed) will be used for purposes of these calculations.

Carl Mock, resident of Shirley and superintendent of the Ayer Shirley Regional School District, gave a presentation explaining reason for the article and gave examples of potential financial impacts.

Finance Committee, Board of Selectmen and Ayer Shirley Regional School District Committee were in favor of the article.

Hand Vote: Moderator declared 2/3 majority vote in favor; Motion passed.

Article 11. Amend Regional School District Agreement (Require Public Hearings to Amend Agreement)

Robert Prescott Jr. of the Ayer Shirley Regional School District Committee moved that the Town vote to amend Section XV, subsection B. of the Ayer-Shirley Regional School District Agreement, as set forth in the Warrant. Motion seconded by David Swain.

[Note: Copies of the warrant were available at the Town Meeting check-in desk sufficient for each attendee to have a copy]

The article as set forth in the warrant follows:

To see if the Town will vote to amend Section XV, subsection B of the Ayer-Shirley Regional School District Agreement as follows to require a public hearing in each member town before an amendment to the Regional Agreement is proposed to the Towns by the Regional School Committee, or to take any other action relative thereto:

B. Procedure: Any proposal for amendment, except a proposal for amendment providing for the withdrawal of a member town (which shall be acted upon as provided in Section XII), and except for a proposal for amendment providing for the admittance of a new member (which shall be acted on as provided in Section XIII), may be initiated by a two-thirds vote of all members of the Committee or by a petition signed by 10 percent of the registered voters of any one of the member towns. If the amendment is proposed by a two-thirds vote of the Committee, a public hearing must be held in each of the member towns before the proposal is advanced to the boards of selectmen consistent with the later language in this paragraph. A notice of the time and place of the public hearing, as well as a description of the subject matter of the proposed amendment, must be published in newspapers of general circulation in each of the member towns, with the first publication occurring not less than fourteen (14) days before the date of the hearing, and such notice must also be posted in each town hall in the same fashion as other public meetings for a period of not less than fourteen (14) days before the date of the hearing. Changes to the proposed amendment that occur as a byproduct of the public hearings will be made if the changes are approved by a two-thirds vote of all members of the Committee. In the case of a petition signed by 10 percent of the registered voters of any one of the member towns, In the latter case, said petition shall contain at the end thereof a certification by the town clerk of such member town as to the number of registered voters in said town according to the most recent voting list and the number of signatures on the petition which are the signatures of registered voters of said town, and said petition shall be presented to the secretary of the Committee. In either case, the secretary of the Committee shall mail or deliver a notice in writing to the board of selectmen of each of the member towns that a proposal to amend this Agreement has been made and shall enclose a copy of such proposal (without the signatures in the case of a proposal by petition). The selectmen of each member town shall include in the warrant for the next annual town meeting, or a special town meeting called for this and/or other purposes, an article which states the proposed amendment or the substance thereof. Such amendment shall take effect upon its acceptance by all of the member towns, acceptance by each town to be by a majority vote at a town meeting as aforesaid.

Finance Committee, Board of Selectmen and Ayer Shirley Regional School District Committee were in favor of the article.

Hand Vote: Moderator declared unanimous vote in favor; Motion passed.

Article 12. Accept Lake View Drive as Public Way

David Swain moved that the Town vote to accept as a public way a certain road shown as Lake View Drive on a subdivision plan entitled "Definitive Subdivision of Land in Shirley, Mass., Prepared for J & A Realty Trust, Scale 1"=80', dated January, 2000, revised July, 2000, David E. Ross Associates, Inc., Civil Engineers – Land Surveyors", approved by the Planning Board, a copy of which is on file in the office of the Town Clerk; and authorize the Town to acquire, by gift, purchase, or eminent domain, for highway purposes, the fee and any lesser interests, including easements for drainage or otherwise, in, on, over, under, through, or appurtenant to said way. Seconded by Armand Deveau.

Jonathan Greeno of the Planning Board advised that the Planning Board had voted favorably on the article. They had also voted to withhold \$33,000 in case any problems arose with trees and plantings since they were newly installed.

Nancy Askin of the Conservation Commission advised that the Commission had been communicating with the Planning Board and agreed with their decision to withhold the extra funds. The concern would be whether the new plantings would take hold since they were put in to avoid erosion. The Commission was in favor of the article.

Finance Committee and Board of Selectmen advised that they were in favor of the article.

Hand Vote: Moderator declared unanimous vote in favor; Motion passed.

Article 13. Transfer to the Stabilization Fund for FY2012

David Swain moved that the Town vote to raise and appropriate the sum of \$209,983.30 to the Stabilization Fund. Seconded by Armand Deveau.

Mr. Swain advised that the following funding sources were due to be received to fund the article:

State reimbursement – MCI Shirley: (mitigation monies to be received as confirmed by the state)	\$94,371.30
State reimbursement – FY2012 State Act: (supplemental non-reoccurring state aid)	\$80,238.00
Additional new growth: (as calculated by the Board of Assessors)	\$35,374.00.
Total:	\$209,983.30

Hand vote: Moderator declared that the motion passed by a unanimous vote.

David Swain moved to remove from the table for discussion proposed Article 9. Seconded by Armand Deveau.

Hand Vote on taking article from the table: Moderator declared motion passed by at least a 2/3 majority.

Article 9. Amend Protective Zoning Bylaws—Re-zone Parcel 83-A-6.1 to Industrial

David Swain moved that the Town vote to amend the Zoning By-Law, Section 13 “Description of District Boundaries,” as set forth in the Warrant. Seconded by Armand Deveau.

[Note: Copies of the warrant were available at the Town Meeting check-in desk sufficient for each attendee to have a copy]

The meeting allowed Attorney Paul Alphen, who represented the owners of the property to speak. He advised that the owners propose to use the area for training of their bus drivers and potentially for an additional building. He projected a map onto the screen on stage that showed the boundaries of parcels in the area, with the specific parcel to be rezoned highlighted. He also displayed on the screen an aerial photo from Googlemaps with the area to be rezoned outlined.

Questions were raised by residents whether trees would be removed from the parcel, which was tree-covered, and whether it would be paved. He pointed out that the area was within the jurisdiction for review by state under the Natural Heritage and Endangered Species program and that any plans for developing the parcel or cutting down any of the trees on the parcel would undergo rigorous review by the appropriate state and local authorities.

Jonathan Greeno of the Planning Board advised that the board had held a public hearing about rezoning the parcel and had subsequently voted in favor of the article. [The public hearing was held on September 22, 2011.]

The parcel had been zoned Industrial up until November 2005 at which time it had been re-zoned Residential 1 (R-1).

Board of Selectmen and Finance Committee recommended favorable action.

The article as set forth in the warrant follows:

To see if the Town will vote to amend the Protective Zoning Bylaws and zoning map by re-zoning Parcel 83-A-6.1 so that the entire parcel is zoned Industrial (from Residential 1), or take any other action relative thereto.

- a. By deleting** the existing sub-paragraph within the description of the I (Industrial) District for the area designated as “Great Road East”, which currently reads: “Great Road East [Mixed Use]: starting on Great Road (Rte. 2A) at the Shirley/Ayer line; thence westerly along said road to the western most boundary of Assessor’s Parcel 83-A-6.2 as shown on the Assessor’s Maps dated January 1, 2005; thence northerly along the boundary of Parcel 83-A-6.2 and 84-A-1 to the northern edge of the power line easement; thence easterly along the town line to the starting point.”;

- b. and replacing it with the following:** “Great Road East: starting on Great Road (Rte. 2A) at the Shirley/Ayer line; thence westerly along said road to the western most boundary of Assessor’s Parcel 83-A-6.1 as shown on the Assessor’s Maps updated to January 1, 2011; thence northerly along the boundary of Parcel 83-A-6.1, and easterly along the northern boundary of Parcel 83-A-6.1 to Parcel 84-A-1, thence northerly along Parcel 84-A-1 to the northern edge of the power line easement; thence easterly along the town line to the starting point.”; and,
- c. By deleting** the existing sub-paragraph within the description of the R-1 (Residential 1) District for the area designated as “North Central Shirley” which currently reads: “North Central Shirley: starting at the Shirley/Lunenburg town line at Great Road (Rte. 2A); thence southeasterly along said road to the commercial district described below; thence southwest, south, east, and north around said district and continuing beyond it to the juncture with Townsend Road; thence northerly along Townsend Road to Trap Swamp Brook, northeasterly along said brook, southeasterly along Squannacook Road and northeasterly, northwesterly, and northeasterly to the Shirley/Groton town line at the Squannacook River, being the boundary of the above described R-R district; thence southeasterly along the Town’s Squannacook River boundary to the northern edge of the power line easement; thence westerly along said easement to a point at western most boundary of Assessors’ Parcel 83-A-6.2 as shown on the Assessors’ Map dated January 1, 2005; thence southerly along boundaries of Parcel 83-A-6.2 and 84-A-1, to Great Road; thence westerly along Great Road to the point of crossing of Mulpus Brook; thence westerly along Mulpus Brook to a point of closest proximity to said road; thence crossing Great Road at 90° to a point 400 ft. southwestly of said road; thence southerly to Hazen Road at a point 60.95 ft. east of the culvert of a brook under Hazen road and approximately 1,070 ft. east of the intersection of Clark and Hazen Roads; thence continuing in a straight line to a juncture with the power line easement; thence following northern edge of said easement in a southwestly direction to its intersection with Center Road; thence northerly along Center Road to its juncture with Whitney Road, being the easterly boundary of the above described R-R district; thence westerly along Whitney Road to the Shirley/Lunenburg line; thence northerly along said line to the starting point at Great Road (Rte. 2A); excluding that area designated as the North Shirley Village Business District.”;
- d. and replacing it with the following:** “North Central Shirley: starting at the Shirley/Lunenburg town line at Great Road (Rte. 2A); thence southeasterly along said road to the commercial district described below; thence southwest, south, east, and north around said district and continuing beyond it to the juncture with Townsend Road; thence northerly along Townsend Road to Trap Swamp Brook, northeasterly along said brook, southeasterly along Squannacook Road and northeasterly, northwesterly, and northeasterly to the Shirley/Groton town line at the Squannacook River, being the boundary of the above described R-R district; thence southeasterly along the Town’s Squannacook River boundary to the northern edge of the power line easement; thence westerly along said easement to a point at western most boundary of Assessors’ Parcel 83-A-6.2 as shown on the Assessors’ Map updated to January 1, 2011; thence southerly along the boundary of Parcel 84-A-1, and northwesterly to the most westerly boundary of Parcel 83-A-6.1, thence southerly along the most westerly boundary of Parcel 83-A-6.1 to Old Great Road; thence easterly along the southerly boundary of Parcel 83-A-6.1 to Great Road, thence westerly along Great Road to the point of crossing of Mulpus Brook; thence westerly

along Mulpus Brook to a point of closest proximity to said road; thence crossing Great Road at 90° to a point 400 ft. southwesterly of said road; thence southerly to Hazen Road at a point 60.95 ft. east of the culvert of a brook under Hazen road and approximately 1,070 ft. east of the intersection of Clark and Hazen Roads; thence continuing in a straight line to a juncture with the power line easement; thence following northern edge of said easement in a southwesterly direction to its intersection with Center Road; thence northerly along Center Road to its juncture with Whitney Road, being the easterly boundary of the above described R-R district; thence westerly along Whitney Road to the Shirley/Lunenburg line; thence northerly along said line to the starting point at Great Road (Rte. 2A); excluding that area designated as the North Shirley Village Business District.”;

- e. And further to amend the Zoning Map by adopting the corresponding changes to the Zoning Map for the Great Road East I [Industrial] District and the R-1 [Residential 1] District as required by Section 1.6 of the Zoning By-Law.

The proposed 2011 Zoning Map and Shirley Assessors' Map #83 (with close up view of the area proposed to be re-zoned) as printed in the warrant are included with these minutes.

Hand Vote: Moderator declared motion received 2/3 positive vote and passed.

David Swain moved to dissolve the town meeting. Motion seconded.

Voice Vote: Moderator declared motion approved and meeting dissolved at 9:15pm.

Respectfully Submitted,

Amy R. McDougall
Shirley Town Clerk